



**ISLANDS AT DORAL (NE)  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING & PUBLIC  
HEARING  
JUNE 28, 2022  
7:00 P.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

[www.islandsatdoralnecdd.org](http://www.islandsatdoralnecdd.org)

786.347.2711 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

**AGENDA**  
**ISLANDS AT DORAL (NE)**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Doral Legacy Park – 2<sup>nd</sup> Floor Conference Room  
11400 NW 82<sup>nd</sup> Street  
Doral, Florida 33178  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
June 28, 2022  
7:00 p.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Additions or Deletions to Agenda
- E.** Comments from the Public for Items Not on the Agenda
- F.** Approval of Minutes
  - 1. March 29, 2022 Special Board Meeting.....Page 2
- G.** Public Hearing
  - 1. Proof of Publication.....Page 5
  - 2. Consider Resolution No. 2022-02 – Ratifying Change in Public Hearing Date.....Page 6
  - 3. Receive Public Comments Fiscal Year 2022/2023 Final Budget
  - 4. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 7
- H.** Old Business
- I.** New Business
  - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 14
- J.** Administrative Matters
  - 1. Financial Update.....Page 16
  - 2. Accept and Receive 2022 Islands at Doral (NE) Annual Engineering Report.....Page 20
  - 3. Reminder of Statement of Financial Interests Disclosure 2021 Form 1, Filing Deadline:  
July 1, 2022
  - 4. Update on Miami-Dade County Supervisor of Elections 2022 Qualified Candidate Results
- K.** Board Member/Staff Comments and Requests
- L.** Adjourn

## Miscellaneous Notices



Published in Miami Daily Business Review on June 15, 2022

### Location

Miami-Dade County, Florida

### Notice Text

#### NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Islands at Doral (NE) Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 28, 2022, at 7:00 p.m., or as soon thereafter as can be heard, in the 2nd Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Street, Doral, Florida 33178.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website ([www.islandsatdoralnecdd.org](http://www.islandsatdoralnecdd.org)) or by contacting the offices of the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present as required, at the meeting location so that Supervisors may be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Islands at Doral (NE) Community Development District

[www.islandsatdoralnecdd.org](http://www.islandsatdoralnecdd.org)

6/8-15 22-08/0000601191M

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
MARCH 29, 2022**

**A. CALL TO ORDER**

The March 29, 2022, Special Board Meeting of the Islands at Doral (NE) Community Development District (the “District”) was called to order at 7:08 p.m. in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82<sup>nd</sup> Street, Doral, Florida 33178.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on March 21, 2022, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chairman Jesus Arias, Vice Chairman Nestor Garcia and Supervisor Dunia Cuneo constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. December 6, 2021, Regular Board Meeting**

The December 6, 2021, Regular Board Meeting minutes were presented for approval.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed approving the minutes of the December 6, 2021, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2022-01 Adopting a Fiscal Year 2022/2023 Proposed Budget**

Mrs. Perez presented Resolution No. 2022-01, entitled:

**RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez advised that the Debt Service Assessment was the same as last year. The way the refunding was set-up there will be a large balloon payment in the amount of \$2,225,000 due at maturity in 2029. A new loan will be needed at that time. By collecting the pre-refunding rates, bond prepayments can be made, thereby greatly reducing the loan that will be needed in 2029. A prepayment of \$110,000 was made in November 2020. Therefore the 2029 payment that is due is estimated at \$1,475,000. The proposed Administrative Assessment is slightly higher than last year. Estimated available funds for 9-30-22 are projected to be \$55,000 (maybe higher), should no unforeseen expenses occur. A carryover balance of \$23,200 has been applied (\$22,035 was set-up last year). Assessments might have to be increased in the next few years (maybe as early as next year). Since the overall assessment presented for 2022/2023 are lower than the 2021/2022 assessment, letters to residents will not be required.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed adopting Resolution No. 2022-01, as presented, approving a Proposed Budget for FY 2022/2023 and setting the Public Hearing for finalization for May 31, 2022, at 7:00 p.m. at the Doral Legacy Park, 2nd Floor Conference Room located at 11400 NW 82nd Street, Doral, Florida 33178; and further authorizing the advertisement as required.

**I. ADMINISTRATIVE MATTERS**

**1. Financial Update**

Mrs. Perez presented the financials in the meeting book and briefly reviewed them. She pointed out that the available fund as of February 28, 2022, were \$107,952.02.

**2. General Election and Candidate Qualifying Period**

Mrs. Perez advised that the official qualifying period for the office of District Supervisor runs from noon on June 13, 2022, to noon on June 17, 2022.

A qualifying office may accept and hold qualifying papers submitted not earlier than 14 days prior (Monday, May 30, 2022) to the beginning of the qualifying period to be processed and filed during the qualifying period. [F.S. 99.061(8)] {**Please note that the Miami-Dade Supervisors of Elections office will be closed on May 30, 2022 in observance of Memorial Day.**}

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL ELECTION**

**Ordinance No. 04-17; Adopted 1/30/2004**

<b>CHR</b>	<b>Seat 1 Jesus Arias</b>	<b>Expires 2022</b> <i>appointed on 4/03/2019</i>
<b>AS</b>	<b>Seat 2 VACANT</b>	<b>Expires 2022</b>
<b>AS</b>	<b>Seat 5 Dunia Cuneo</b>	<b>Expires 2022</b>

**3. 2021 Form 1 – Statement of Financial Interests**

Mrs. Perez noted that the Board should be receiving in the mail their 2021 Form1 – Statement of Financial Interests and to complete and mail in or hand-deliver it to the Supervisor of Elections' Office no later than July 1, 2022.

**J. BOARD MEMBER/STAFF COMMENTS**

Ms. Wald provided an update regarding the required 20-year stormwater needs analysis that the District Engineer will be preparing and is due on June 30, 2022.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Supervisor Arias, seconded by Supervisor Garcia and passed unanimously adjourning the Special Board Meeting at 7:19 p.m.

**ATTEST:**

\_\_\_\_\_  
**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Chairman/Vice-Chair**



## Miscellaneous Notices

Published in Miami Daily Business Review on June 15, 2022

### Location

Miami-Dade County, Florida

### Notice Text

#### NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Islands at Doral (NE) Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 28, 2022, at 7:00 p.m., or as soon thereafter as can be heard, in the 2nd Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Street, Doral, Florida 33178.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website ([www.islandsatdoralnecdd.org](http://www.islandsatdoralnecdd.org)) or by contacting the offices of the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present as required, at the meeting location so that Supervisors may be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Islands at Doral (NE) Community Development District

[www.islandsatdoralnecdd.org](http://www.islandsatdoralnecdd.org)

6/8-15 22-08/0000601191M

## **RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2022-01 TO CHANGE THE DATE OF THE PUBLIC HEARING, FROM MAY 31, 2022 TO JUNE 28, 2022; AND RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN RE-SETTING AND RE-NOTICING THE MEETING AND PUBLIC HEARING ON THE FISCAL YEAR 2022-2023 BUDGET AND LEVY OF SPECIAL ASSESSMENTS.**

**WHEREAS**, the District Manager has heretofore prepared and submitted a proposed budget to the Board for Fiscal Year 2022/2023; and

**WHEREAS**, the Board of Supervisors (the “Board”), considered said proposed budget at a special meeting on March 29, 2022, and approved Resolution 2022-01 approving the proposed budget for the District and setting the public hearing thereon for May 31, 2022, at 7:00 p.m. at the Doral Legacy Park, 2<sup>nd</sup> Floor Conference Room located at 11400 NW 82<sup>nd</sup> Street, Doral Florida 33178; and

**WHEREAS**, the District Manager, to ensure a quorum for the public meeting and public hearing, has rescheduled the date of the public meeting and public hearing to June 28, 2022, at the same location and time as provided in Resolution 2022-01, and caused notice thereof to be provided pursuant to Florida law.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**SECTION 1.** Resolution 2022-01 is hereby amended to reflect the changed date of the public hearing on the adoption of the proposed Fiscal Year 2022/2023 annual budget. All other provisions of Resolution 2022-01 not specifically amended by this resolution shall remain unchanged.

**SECTION 2.** The action of the District Manager in re-setting and re-noticing the public hearing is hereby ratified and approved.

**PASS, ADOPTED, and EFFECTIVE** this 28<sup>th</sup> day of June 2022.

**ATTEST:**

**THE ISLANDS AT DORAL (NE)  
COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Secretary/ Assistant Secretary

By: \_\_\_\_\_  
Chairman/ Vice- Chairman



**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2022 BUDGET.**

**WHEREAS**, the Islands at Doral (NE) Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 28<sup>th</sup> day of June, 2022.

**ATTEST:**

**ISLANDS AT DORAL (NE)  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Islands At Doral (NE)  
Community Development District

**Final Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

# **CONTENTS**

- I        FINAL BUDGET**
- II       DETAILED FINAL BUDGET**
- III      DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT COMPARISON**

**FINAL BUDGET**  
**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	57,108
Maintenance Assessments	7,447
Debt Assessments	554,723
Interest Income	120
<b>TOTAL REVENUES</b>	<b>\$ 619,398</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Maintenance Contingency	5,700
Engineering/Inspections	1,300
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 7,000</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	31,452
Secretarial	4,200
Legal	9,000
Assessment Roll	7,500
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	6,200
Legal Advertisements	600
Miscellaneous	850
Postage	375
Office Supplies	450
Dues & Subscriptions	175
Trustee Fees	4,100
Continuing Disclosure Fee	350
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 77,002</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 84,002</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 535,396</b>
Bond Payments	(524,213)
<b>BALANCE</b>	<b>\$ 11,183</b>
County Appraiser & Tax Collector Fee	(11,461)
Discounts For Early Payments	(22,922)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (23,200)</b>
Carryover From Prior Year	23,200
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	58,043	57,127	57,108	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	7,447	7,447	7,447	Expenditures /.94
Debt Assessments	554,723	554,723	554,723	Bond Payments/.94
Interest Income	147	180	120	Interest Projected At \$10 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 620,360</b>	<b>\$ 619,477</b>	<b>\$ 619,398</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Maintenance Contingency	0	5,700	5,700	Maintenance Of District Owned Property
Engineering/Inspections	1,017	1,300	1,300	No Change From 2021/2022 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,017</b>	<b>\$ 7,000</b>	<b>\$ 7,000</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	1,800	5,000	5,000	No Change From 2021/2022 Budget
Payroll Taxes (Employer)	138	400	400	Projected At 8% Of Supervisor Fees
Management	30,120	30,540	31,452	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2021/2022 Budget
Legal	6,342	9,000	9,000	No Change From 2021/2022 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2021/2022 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2021/2022 Budget
Insurance	5,513	6,200	6,200	Insurance Estimate
Legal Advertisements	372	600	600	No Change From 2021/2022 Budget
Miscellaneous	498	900	850	\$50 Decrease From 2021/2022 Budget
Postage	132	225	375	Mailing May Be Required
Office Supplies	228	475	450	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fees	4,080	4,100	4,100	No Change From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 67,598</b>	<b>\$ 75,915</b>	<b>\$ 77,002</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 68,615</b>	<b>\$ 82,915</b>	<b>\$ 84,002</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 551,745</b>	<b>\$ 536,562</b>	<b>\$ 535,396</b>	
Bond Payments	(530,270)	(524,213)	(524,213)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 21,475</b>	<b>\$ 12,349</b>	<b>\$ 11,183</b>	
County Appraiser & Tax Collector Fee	(5,988)	(11,461)	(11,461)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(21,321)	(22,923)	(22,922)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (5,834)</b>	<b>\$ (22,035)</b>	<b>\$ (23,200)</b>	
Carryover From Prior Year	0	22,035	23,200	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (5,834)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	26	25	25	Projected Interest For 2022/2023
NAV Tax Collection	530,270	524,213	524,213	NAV Tax Collection
<b>Total Revenues</b>	<b>\$ 530,296</b>	<b>\$ 524,238</b>	<b>\$ 524,238</b>	
<b>EXPENDITURES</b>				
Principal Payments	255,000	265,000	275,000	Principal Payment Due In 2023
Interest Payments	154,193	137,156	122,526	Interest Payments Due In 2023
Additional Principal Payments	110,000	122,082	126,712	Additional Principal Payments
<b>Total Expenditures</b>	<b>\$ 519,193</b>	<b>\$ 524,238</b>	<b>\$ 524,238</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 11,103</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2014 Refunding Bond Information**

Original Par Amount =	\$5,925,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2014		
Maturity Date =	May 2029		

Par Amount As Of 1/1/2022 = \$3,585,000

**Original Principal Amount Due In May 2029: \$2,225,000**

**Current Principal Amount Due In May 2029: \$1,475,000**

## Islands At Doral (NE) Community Development District Assessment Comparison

	Original Projected Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 114.75	\$ 107.64	\$ 107.61	\$ 107.59	\$ 107.55
Maintenance For Single Family Homes	\$ -	\$ 14.03	\$ 14.03	\$ 14.03	\$ 14.03
<u>Debt For Single Family Homes</u>	<u>\$ 1,635.38</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>
<b>Total</b>	<b>\$ 1,750.13</b>	<b>\$ 1,709.35</b>	<b>\$ 1,709.32</b>	<b>\$ 1,709.30</b>	<b>\$ 1,709.26</b>
Administrative For Townhomes	\$ 114.75	\$ 107.64	\$ 107.61	\$ 107.59	\$ 107.55
Maintenance For Townhomes	\$ -	\$ 14.03	\$ 14.03	\$ 14.03	\$ 14.03
<u>Debt For Townhomes</u>	<u>\$ 1,135.38</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>
<b>Total</b>	<b>\$ 1,250.13</b>	<b>\$ 1,255.28</b>	<b>\$ 1,255.25</b>	<b>\$ 1,255.23</b>	<b>\$ 1,255.19</b>
Administrative For Condominiums	\$ 114.75	\$ 107.64	\$ 107.61	\$ 107.59	\$ 107.55
Maintenance For Condominiums	\$ -	\$ 14.03	\$ 14.03	\$ 14.03	\$ 14.03
<u>Debt For Condominiums</u>	<u>\$ 947.88</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>
<b>Total</b>	<b>\$ 1,062.63</b>	<b>\$ 1,028.24</b>	<b>\$ 1,028.21</b>	<b>\$ 1,028.19</b>	<b>\$ 1,028.15</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Single Family Homes	66
Townhomes	125
<u>Condominiums</u>	<u>340</u>
Total Units	531

**RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Islands at Doral (NE) Community Development District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 28<sup>th</sup> day of June, 2022.

**ATTEST:**

**ISLANDS AT DORAL (NE)  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Islands at Doral (NE) Community Development District will hold Regular Meetings at **7:00 p.m.** in the Doral Legacy Park, 2<sup>nd</sup> Floor Conference Room, located at 11400 NW 82nd Street, Doral, Florida 33178, on the following dates:

**October 11, 2022  
January 10, 2023  
April 11, 2023  
June 13, 2023  
September 12, 2023**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present as required, at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 347-2711 Ext 2011 and/or at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT**

**[www.islandsdoralnecdd.org](http://www.islandsdoralnecdd.org)**

**PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2022**

Islands At Doral (NE)  
Community Development District

**Financial Report For  
May 2022**

# Islands at Doral (NE) Community Development District

## Budget vs. Actual

October 2021 through May 2022

	<u>Oct 21 - May 22</u>	<u>21/22 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · Admin Assessment Income	55,613.77	57,127.00	-1,513.23	97.35%
363.101 · Maint Assessment Income	7,220.15	7,447.00	-226.85	96.95%
363.810 · Debt Assessment	537,584.45	554,723.00	-17,138.55	96.91%
363.820 · Debt Assessment-Paid To Trustee	-513,165.35	-524,213.00	11,047.65	97.89%
363.830 · Assessment Fees	-5,789.18	-11,461.00	5,671.82	50.51%
363.831 · Discounts For Early Payments	-21,475.13	-22,923.00	1,447.87	93.68%
369.401 · Interest Income	129.96	180.00	-50.04	72.2%
369.402 · Carryover From Prior Year	0.00	22,035.00	-22,035.00	0.0%
<b>Total Income</b>	<u>60,118.67</u>	<u>82,915.00</u>	<u>-22,796.33</u>	<u>72.51%</u>
<b>Expense</b>				
511.122 · Payroll Expense	91.80	400.00	-308.20	22.95%
511.131 · Supervisor Fee	1,200.00	5,000.00	-3,800.00	24.0%
511.305 · Maintenance Contingency	0.00	5,700.00	-5,700.00	0.0%
511.310 · Engineering	127.50	1,300.00	-1,172.50	9.81%
511.311 · Management Fees	20,360.00	30,540.00	-10,180.00	66.67%
511.312 · Secretarial Fees	2,800.00	4,200.00	-1,400.00	66.67%
511.315 · Legal Fees	3,920.50	9,000.00	-5,079.50	43.56%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	3,600.00	3,600.00	0.00	100.0%
511.330 · Arbitrage Rebate Fee	650.00	650.00	0.00	100.0%
511.450 · Insurance	5,706.00	6,200.00	-494.00	92.03%
511.480 · Legal Advertisements	836.19	600.00	236.19	139.37%
511.512 · Miscellaneous	450.26	900.00	-449.74	50.03%
511.513 · Postage and Delivery	143.30	225.00	-81.70	63.69%
511.514 · Office Supplies	263.55	475.00	-211.45	55.48%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,100.00	-4,100.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,333.28	2,000.00	-666.72	66.66%
<b>Total Expense</b>	<u>41,657.38</u>	<u>82,915.00</u>	<u>-41,257.62</u>	<u>50.24%</u>
<b>Net Income</b>	<u><b>18,461.29</b></u>	<u><b>0.00</b></u>	<u><b>18,461.29</b></u>	<u><b>100.0%</b></u>

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT**  
**MONTHLY FINANCIAL REPORT**  
**MAY 2022**

	<b>Annual Budget 10/1/21 - 9/30/22</b>	<b>Actual May-22</b>	<b>Year To Date Actual 10/1/21 - 5/31/22</b>
<b>REVENUES</b>			
Administrative Assessments	57,127	1,002	55,614
Maintenance Assessments	7,447	102	7,220
Debt Assessments	554,723	7,571	537,584
Interest Income	180	0	130
<b>Total Revenues</b>	<b>\$ 619,477</b>	<b>\$ 8,675</b>	<b>\$ 600,548</b>
<b>MAINTENANCE EXPENDITURES</b>			
Maintenance Contingency	5,700	0	0
Engineering/Inspections	1,300	0	128
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 7,000</b>	<b>\$ -</b>	<b>\$ 128</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	5,000	0	1,200
Payroll Taxes (Employer)	400	0	92
Management	30,540	2,545	20,360
Secretarial	4,200	350	2,800
Legal	9,000	0	3,921
Assessment Roll	7,500	0	0
Audit Fees	3,600	0	3,600
Arbitrage Rebate Fee	650	650	650
Insurance	6,200	0	5,706
Legal Advertisements	600	245	836
Miscellaneous	900	0	450
Postage	225	8	143
Office Supplies	475	33	264
Dues & Subscriptions	175	0	175
Trustee Fees	4,100	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,333
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 75,915</b>	<b>\$ 3,998</b>	<b>\$ 41,530</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 82,915</b>	<b>\$ 3,998</b>	<b>\$ 41,658</b>
<b>Revenues Less Expenditures</b>	<b>\$ 536,562</b>	<b>\$ 4,677</b>	<b>\$ 558,890</b>
Bond Payments	(524,213)	(7,495)	(513,165)
<b>Balance</b>	<b>\$ 12,349</b>	<b>\$ (2,818)</b>	<b>\$ 45,725</b>
County Appraiser & Tax Collector Fee	(11,461)	(87)	(5,789)
Discounts For Early Payments	(22,923)	0	(21,475)
<b>Excess/ (Shortfall)</b>	<b>\$ (22,035)</b>	<b>\$ (2,905)</b>	<b>\$ 18,461</b>
Carryover from Prior Year	22,035	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (2,905)</b>	<b>\$ 18,461</b>
<b>Bank Balance As Of 5/31/22</b>	<b>\$ 107,966.43</b>		
<b>Accounts Payable As Of 5/31/22</b>	<b>\$ 11,493.24</b>		
<b>Accounts Receivable As Of 5/31/22</b>	<b>\$ -</b>		
<b>Available Funds As Of 5/31/22</b>	<b>\$ 96,473.19</b>		

**ISLANDS AT DORAL (NE) CDD  
TAX COLLECTIONS  
2021-2022**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Fees	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$619,297.00	\$57,127.00	\$7,447.00	\$ 554,723.00	\$57,127.00	\$7,447.00	\$554,723.00	
									\$584,913.00	\$53,700.00	\$7,000.00	\$ 524,213.00	\$53,700.00	\$7,000.00	\$524,213.00	\$524,213.00
1	1	Miami-Dade Tax Collector	11/26/21	NAV Taxes	\$ 62,739.22		\$ (602.09)	\$ (2,529.65)	\$ 59,607.48	\$ 5,787.67	\$ 754.75	\$ 56,196.80	\$ 5,498.78	\$ 717.05	\$ 53,391.65	\$ 53,391.65
2	2	Miami-Dade Tax Collector	12/03/21	NAV Taxes	\$ 299,649.73		\$ (2,876.64)	\$ (11,986.35)	\$ 284,786.74	\$ 27,642.63	\$ 3,604.80	\$ 268,402.30	\$ 26,271.49	\$ 3,426.00	\$ 255,089.25	\$ 255,089.25
3	3	Miami-Dade Tax Collector	12/08/21	NAV Taxes	\$ 116,441.27		\$ (1,117.83)	\$ (4,657.80)	\$ 110,665.64	\$ 10,741.67	\$ 1,400.80	\$ 104,298.80	\$ 10,208.84	\$ 1,331.30	\$ 99,125.50	\$ 99,125.50
4	4	Miami-Dade Tax Collector	12/20/21	NAV Taxes	\$ 27,975.13		\$ (269.32)	\$ (1,042.53)	\$ 26,663.28	\$ 2,580.68	\$ 336.55	\$ 25,057.90	\$ 2,459.63	\$ 320.75	\$ 23,882.90	\$ 23,882.90
5	5	Miami-Dade Tax Collector	01/11/22	NAV Taxes	\$ 25,660.34		\$ (249.00)	\$ (761.60)	\$ 24,649.74	\$ 2,367.14	\$ 308.70	\$ 22,984.50	\$ 2,273.84	\$ 296.55	\$ 22,079.35	\$ 22,079.35
6	6	Miami-Dade Tax Collector	02/07/22	NAV Taxes	\$ 16,331.01		\$ (160.05)	\$ (326.56)	\$ 15,844.40	\$ 1,506.51	\$ 196.45	\$ 14,628.05	\$ 1,461.80	\$ 190.60	\$ 14,192.00	\$ 14,192.00
7	Int -1	Miami-Dade Tax Collector	02/28/22	Interest		\$ 19.50			\$ 19.50	\$ 19.50			\$ 19.50			\$ -
8	7	Miami-Dade Tax Collector	03/07/22	NAV Taxes	\$ 13,700.51		\$ (135.43)	\$ (157.54)	\$ 13,407.54	\$ 1,263.81	\$ 164.85	\$ 12,271.85	\$ 1,236.79	\$ 161.30	\$ 12,009.45	\$ 12,009.45
9	8	Miami-Dade Tax Collector	04/12/22	NAV Taxes	\$ 29,220.14		\$ (292.06)	\$ (13.10)	\$ 28,914.98	\$ 2,695.49	\$ 351.55	\$ 26,173.10	\$ 2,667.28	\$ 347.90	\$ 25,899.80	\$ 25,899.80
10	Int -2	Miami-Dade Tax Collector	04/27/22	Interest		\$ 6.22			\$ 6.22	\$ 6.22			\$ 6.22			\$ -
11	9	Miami-Dade Tax Collector	05/06/22	NAV Taxes/Interest	\$ 8,452.56	\$ 222.74	\$ (86.76)		\$ 8,588.54	\$ 1,002.45	\$ 101.70	\$ 7,571.15	\$ 992.39	\$ 100.70	\$ 7,495.45	\$ 7,495.45
12	10	Miami-Dade Tax Collector	06/07/22	NAV Taxes/Interest	\$ 4,425.83	\$ 99.36	\$ (45.25)		\$ 4,479.94	\$ 507.64	\$ 53.25	\$ 3,964.30	\$ 502.54	\$ 52.70	\$ 3,924.70	\$ 3,924.70
13									\$ -							\$ -
14									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 604,595.74	\$ 347.82	\$ (5,834.43)	\$ (21,475.13)	\$ 577,634.00	\$ 56,121.41	\$ 7,273.40	\$ 541,548.75	\$ 53,599.10	\$ 6,944.85	\$ 517,090.05	\$ 517,090.05

Total IAD-NE Roll = 619,302.15

Note: \$619,297, \$57,127, \$7,447 and \$554,723 are 2021/2022 Budgeted assessments before discounts and fees.  
\$584,913, \$53,700, \$7,000 and \$524,213 are 2021/2022 Budgeted assessments after discounts and fees.

\$	604,595.74	
\$	347.82	\$ 577,634.00
\$	(56,121.41)	\$ (53,599.10)
\$	(7,273.40)	\$ (6,944.85)
\$	(541,548.75)	\$ (517,090.05)
\$	-	\$ -

May 24, 2022

Ms. Gloria Perez  
District Manager  
Islands at Doral NE Community Development District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Year 2022 Islands at Doral (NE) CDD Report**

Dear Ms. Perez:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To give recommendations as to the insurance to be carried by the District and the amount to be budgeted for premiums.

See Exhibit 1 for a graphical representation of the development.

**1. Infrastructure Ownership**

*a. City Roads*

The right of ways within the District for NW 107 Av, NW 109 Av, NW 110 Av, NW 110 Place, NW 111 Court, NW 112 Av, NW 82 St, a portion of NW 84 St and NW 86 St, which are located within the single-family home area of the District, were dedicated to the City of Doral for ownership, maintenance, and for the perpetual use of the public. This was accomplished by the recording of the following plat:

“Islands at Doral” Recorded on April 6, 2005 at PB 163, PG 18.

*b. Other Roads*

- i. The roads within the townhomes area were constructed within ingress and egress tracts which have been reserved by plat for such use. The tracts were granted to Mediterranean at Islands at Doral Neighborhood Association, Inc. by Quitclaim Deed recorded on June 29, 2006 at ORB 24679, PG 1770. The District owns the roadway improvements within those tracts as described in the Engineer's Report of February 9 of 2004. The District was granted an easement by Mediterranean at Islands at Doral Neighborhood Association, Inc. for road and drainage purposes on October 30, 2008. Such easement was recorded at ORB 26722, PG 4018.
- ii. The District owns the roadway improvements within the condominium area as described in the Engineer's Report of February 9, 2004. Leeward at Islands at Doral

Condominium Association, Inc. owns the land where the road improvements are located. The condominium association granted the District an easement for roadway and drainage purposes on December 3, 2008. Such easement was recorded at ORB 26696, PG 4448.

c. Stormwater Management System

- i. The road drainage system within City right of ways was completed and dedicated to the City of Doral for ownership, maintenance and the perpetual use of the public by the recording of the plat described above.
- ii. The road drainage system within ingress and egress tracts within the townhome area was completed and is owned by the District. The District was granted a drainage easement by Mediterranean at Islands at Doral Neighborhood Association, Inc. on October 30, 2008. Such easement was recorded at ORB 26722, PG 4018.
- iii. The road drainage system within the condominium area was completed and is owned by the District. The District was granted a drainage easement by Leeward at Islands at Doral Condominium Association, Inc. Such easement was recorded at ORB 26696, PG 4448.
- iv. The District owns the water portion of the three lakes within the District boundaries, and the HOAs own the grassed slopes that surround the lakes. The District was granted the lakes by Special Warranty Deed from Century Homebuilders, LLC on March 10, 2008. The Special Warranty Deed was recorded at ORB 26294, PG 4605.

d. Water and Sewer Systems

The water and sewer systems were completed and conveyed to Miami-Dade County for ownership and maintenance under Miami-Dade County Water and Sewer Department (WASD) Agreement No. 18202.

**2. State, Working Order and Condition of the Infrastructure Owned by the District.**

Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District and reports the following regarding the CDD Roads and drainage system:

a. Roads

- i. All the roads within the Townhomes and Condominium areas are in good working order and condition, except for the pavement markings. It is recommended that all the pavement markings be renovated with thermoplastic and new reflective pavement markers be installed.
- ii. All the roads within the City right of ways are in good working order and condition.

b. Stormwater Management System

The stormwater management and drainage system are in good working order and condition. Alvarez Engineers is not aware of drainage complaints.

c. Water and Sewer Systems

The water and sewer systems were conveyed in good condition to Miami-Dade County for ownership and maintenance. Issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

**3. Estimated Maintenance Costs for District-Owned Infrastructure**

a. General

- i. The CDD and the Islands at Doral Master Association, Inc. (the “Association”) entered into a Maintenance Agreement on November 11, 2015 under which the Association will provide maintenance services to the CDD-owned infrastructure and be solely responsible for all costs and liabilities that are associated with those services.
- ii. The CDD proposed 2022-2023 Fiscal Year budget has the following amounts for maintenance expenditures beyond those included in the Maintenance Agreement between the CDD and the Association:

2022-2023 Proposed Budget for Maintenance	
Maintenance Contingency	\$5,700
Engineering/Inspections	\$1,300
<b>Total</b>	<b>\$7,000</b>

For more detailed information on the proposed 2022-2023 Fiscal Year Budget please visit the District’s website at the following link:

<http://islandsdoralnecdd.org/financials/>

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

b. District Roads (Townhomes and Condominium Areas)

Funds will be needed to replace the wearing roadway asphalt layer in about 12 years, when the asphalt has reached its estimated 30-year service life. Funds will also be needed to update signs and markings on the roadways, when asphalt is replaced and subsequently restored every 10 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 12 years, or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.



Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit cost \$2 and Resurface 3/4" Thick unit cost \$6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2004	2034	2022	12	30,500	\$8.00	\$244,000	\$344,040	0.25%	\$28,278
* Using Florida Department of Transportation Inflation Factors									

Signs & Marking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2022	2034	2022	12	30,500	\$1.00	\$30,500	\$43,005	0.25%	\$3,535
* Using Florida Department of Transportation Inflation Factors									

c. Stormwater Management System (Townhomes and Condominium Areas)

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 132 drainage structures and 13,750 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure (Includes Cleaning, and Baffle Replacement)	Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal)	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
132	13750	27					\$225.00	\$6.50	\$24,000
			27				\$230.00	\$6.70	\$24,700
				27			\$235.00	\$6.90	\$25,400
					27		\$240.00	\$7.10	\$26,100
						27	\$245.00	\$7.30	\$26,700

Maintenance of the grassed swales and the treatment of the lake water bodies are handled by the HOA through an agreement with the CDD.

d. Water and Sewer Systems

The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

#### 4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability insurance policy provided by

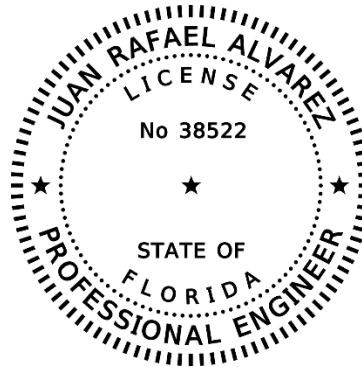
Florida Insurance Alliance under Agreement No. 100121038 for the period between October 1, 2021 and October 1, 2022. The District has budgeted enough funds to cover the \$5,706 insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report, and public documents available.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at [Juan.Alvarez@Alvarezeng.com](mailto:Juan.Alvarez@Alvarezeng.com).

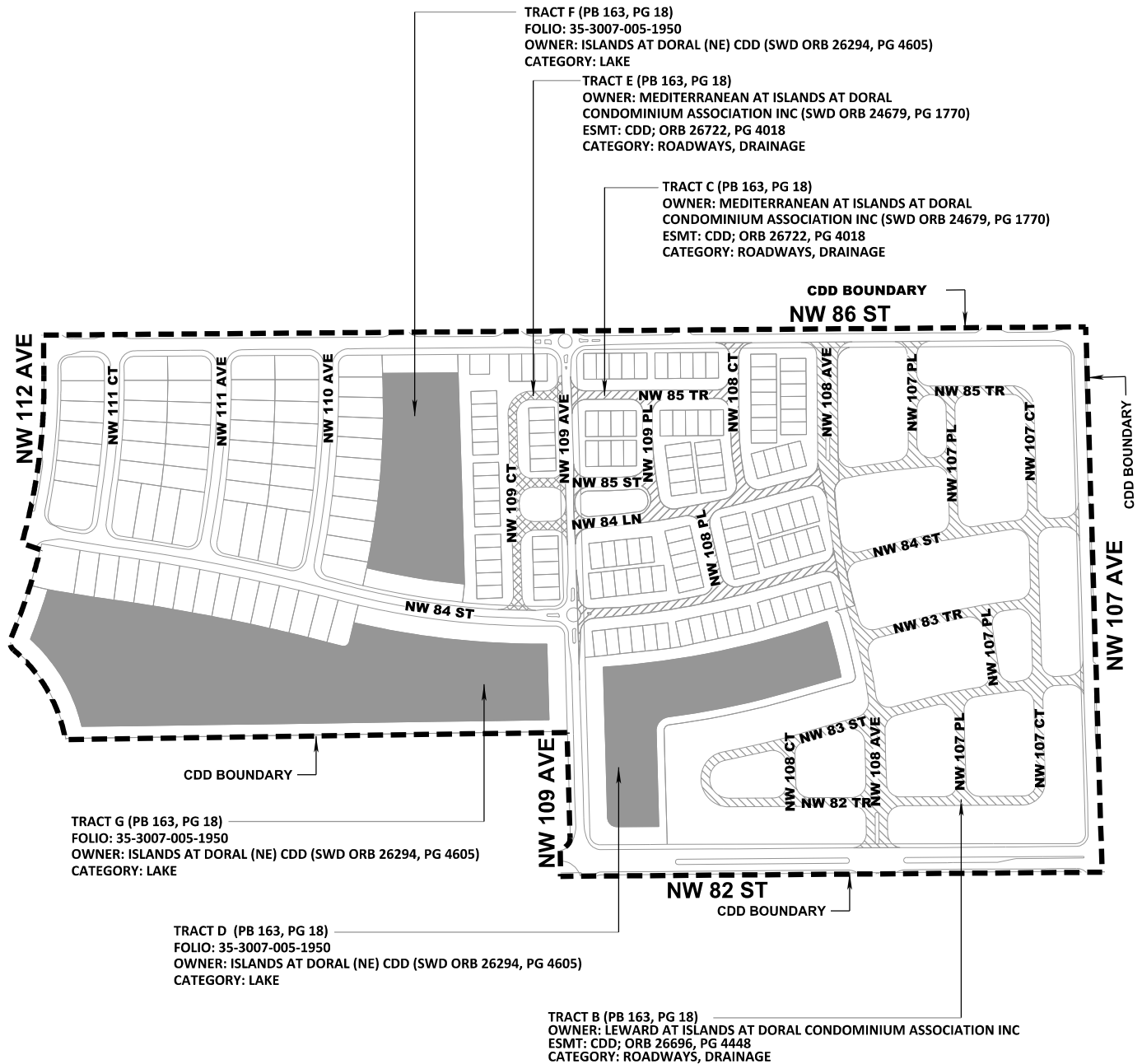
Sincerely,  
**Alvarez Engineers, Inc.**

Juan R. Alvarez, PE  
District Engineer  
Date: May 24, 2022



This item has been digitally signed and sealed by  
Juan R. Alvarez, PE on May 24, 2022.

Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies.



LEGEND:  
 ESMT: EASEMENT  
 ORB: OFFICIAL RECORD BOOK  
 PB: PLAT BOOK  
 PG: PAGE  
 SWD: SPECIAL WARRANTY DEED

# ALVAREZ ENGINEERS, INC.

## ISLANDS AT DORAL (NE) CDD CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 1

